144.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,500 / 770,500
					USE VALUE:	770,500 / 770,500
					ASSESSED:	770,500 / 770,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWTON LAUREN & SANJAY
Owner 2:	
Owner 3:	
Street 1:	32 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RICHARDSON THOMAS B/ESTATE -
Owner 2:	-
Street 1:	32 OTTAWA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1963, having primarily Wood Shingle Exterior and 1722 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4512.000	326,200		444,300	770,500
Total Card	0.104	326,200		444,300	770,500
Total Parcel	0.104	326,200		444,300	770,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.44 | /Parcel: 447.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 94098

GIS Ref

GIS Ref

Insp Date 03/16/18

!11238!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,200	0	4,512.	444,300	770,500		Year end	12/23/2021
2021	101	FV	316,400	0	4,512.	444,300	760,700		Year End Roll	12/10/2020
2020	101	FV	316,400	0	4,512.	444,300	760,700	760,700	Year End Roll	12/18/2019
2019	101	FV	238,400	0	4,512.	416,500	654,900	654,900	Year End Roll	1/3/2019
2018	101	FV	237,700	0	4,512.	344,300	582,000	582,000	Year End Roll	12/20/2017
2017	101	FV	237,700	0	4,512.	316,600	554,300	554,300	Year End Roll	1/3/2017
2016	101	FV	237,700	0	4,512.	288,800	526,500	526,500	Year End	1/4/2016
2015	101	FV	234,300	0	4,512.	283,200	517,500	517,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:09:26

LAST REV

Date	Time
03/21/18	07:44:42
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDSON THOM	61484-335		3/27/2013	Estate/Div	549,000	No	No		
	10477-474		4/6/1964			No	No		N

USER DEFINED

Prior Id # 1:	94098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2016	1029	Redo Kit	9,000		7/28/2016			Replace kitchen ca
3/15/2016	277	Wood Dec	20,000					6x10 deck
9/30/2013	1447	Manual	8,500	C				
4/5/2013	496	Manual	39,140	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2018	Inspected	PH	Patrick H
2/19/2018	MEAS&NOTICE	HS	Hanne S
1/23/2014	Info Fm Prmt	EMK	Ellen K
6/12/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4512		Sq. Ft.	Site		0	80.	1.23	9									444,288						444,300	

Total AC/HA:	0.10358	Total SF/SM:	4512	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	444,288	Spl Credit		Total:	444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25975609
Const Adj.:	0.99989998
Adj $ / SQ:	163.752
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400717
Depreciation:	74533
Depreciated Total:	326184

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

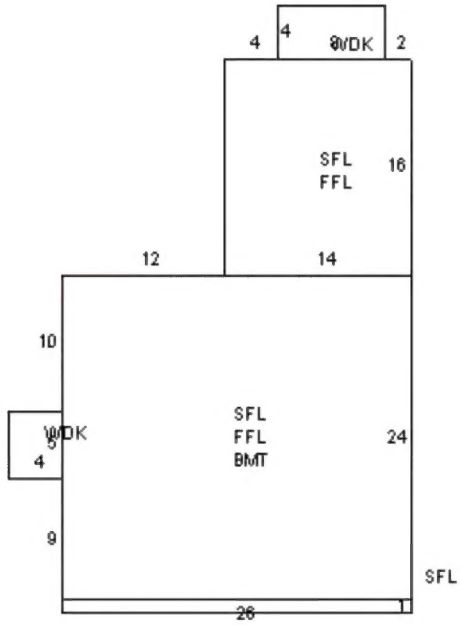
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.75
Special Features:	0	Val/Su Net:	136.03
Final Total:	326200	Val/Su SzAd	189.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	874	163.750	143,119
FFL	First Floor	848	163.750	138,862
BMT	Basement	624	49.130	30,654
WDK	Deck	52	16.000	832

Net Sketched Area:	2,398			Total:	313,467
Size Ad	1722	Gross Area	2398	FinArea	1722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc